IN THE HIGH COURT OF GUJARAT AT AHMEDABAD

SPECIAL CIVIL APPLICATION No. 1083 of 2006

For Approval and Signature:

HONOURABLE MR.JUSTICE M.R. SHAH

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1 Whether Reporters of Local Papers may be allowed to see the judgment ?

2 To be referred to the Reporter or not ?

3 Whether their Lordships wish to see the fair copy of the judgment ?

4 Whether this case involves a substantial question of law as to the interpretation of the constitution of India, 1950 or any order made thereunder ?

5 Whether it is to be circulated to the civil judge ?

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RAMDEVPEER CO-OP HOUSING SOC. LTD - Petitioner(s)

Versus

STATE OF GUJARAT & 1 - Respondent(s)

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Appearance :

MR JC VYAS for Petitioner(s) : 1,
MR HM PRACHCHHAK ASST GOVERNMENT PLEADER for Respondent(s) : 1,
None for Respondent(s) : 2,

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CORAM : HONOURABLE MR.JUSTICE M.R. SHAH

Date : 10/02/2006

ORAL JUDGMENT

1. Rule. Shri H.M.Prachchhak, learned AGP waives service of Rule on behalf of the respondents.

2. With the consent of the learned advocates appearing on behalf of the parties, the matter is taken up for final hearing today.

3. In this petition under Articles 226 and 227 of the Constitution of India, the petitioners have challenged the legality and validity of the order passed by the Deputy Collector, Stamp Duty Valuation, City Division-2, Ahmedabad dated 27.8.2002 passed under Section 32(A) of the Bombay Stamp Act by which the petitioner is directed to pay deficit stamp duty of Rs.24,08,880/- plus Rs.250/- by way of penalty in all Rs.24,09,130/- with regard to the document No.409 / 1999 executed and presented before the Sub-Registrar, Paladi dated 18.2.1999.

4. Shri J.C.Vyas, learned advocate appearing on behalf of the petitioners has vehemently submitted that the land in question was originally purchased by one Ramdevpeer Co-op Housing Society Ltd by document Registration

dated 18.2.1999, however, the subsequently, the said society is bifurcated into 11 divisions and neither the original society i.e. Ramdevpeer Co-op Housing Society Ltd and/or divided society came to be heard. He has also vehemently submitted that the impugned order dated 27.8.2002 is contrary to the provisions of Rule-4 of the Bombay Stamp (Determination of Market Value of Property) Rules; 1984 and as such, no particulars and/or reasons are given by the authority for determining the valuation of the property in question at Rs.1,69,87,200/-. It is also further submitted that as such the impugned order came to be passed on the basis of the notice under Rule-4 of Rules; 1984 by which the petitioner was called upon to prove that the valuation of the property/land in question is at Rs.2,65,425/-. He has relied upon the judgment of this Court in case of *Budhabhai Merabhai Bharwad V. State of Gujarat reported* in (2005) 8 GHJ Page-374 : 2005 (2) GLR 1792. The learned advocate for the petitioner has also placed reliance on another decision of the learned Single Judge of this

Court rendered in case of PRADHYUMANBHAI MOHANLAL PATEL V. STATE OF GUJARAT & ORS. Reported in 2003 (1) GLR 454, wherein it is held that when the Chief Revenue and Controlling Authority passed an order in cyclostyled form wherein some gaps were filled up and few sentences were added, it is an order passed without proper application of mind and not speaking order and the same cannot be sustained in eye of law.

5. Shri H.M.Prachchhak, learned AGP appearing on behalf of the respondents is not in a position to dispute that in the impugned order dated 27.8.2002 no particulars are given that on what basis the Deputy Collector has come to the conclusion that the valuation of the property in question is at Rs.1,69,87,200/-. The learned AGP for the Authorities is also not in a position to dispute that as such the controversy in question is directly covered by the judgment of this Court in case of *Budhabhai Merabhai Bharwad and another decision PRADHYUMANBHAI MOHANLAL PATEL V. STATE OF GUJARAT & ORS.*(supra). However, the learned

AGP has submitted that the valuation of the property in question is fixed on the basis of the Jantri.

6. Heard the learned advocates appearing on behalf of the parties.

7. I have gone through the order passed by the Deputy Collector. In the impugned order, no particulars and/or basis have been mentioned by the Deputy Collector that on what basis, he has come to the conclusion that the valuation of the property in question is at Rs.1,69,87,200/-. Nothing is on record to suggest that the petitioner has been served with any material relied upon by the Deputy Collector, if any, for ascertaining and/or fixing the valuation of the property in question at Rs.1,69,87,200/-. It also prima-facie appears that even the impugned order has been passed on the basis of the notice issued under Rule-4 of the aforesaid Rules and by which the petitioner was called upon to prove that the valuation of the property is at Rs.2,65,425/- and

no more. This Court has remanded the matter to the Deputy Collector for deciding the same afresh after issuing proper notice under Rule-4 of Rules 1984 and after giving an opportunity to the petitioner and after providing the material upon which the Deputy Collector wants to rely to determine the valuation of the property in question.

8. For the reasons stated above and for the reasons stated in the judgment of this Court in case of BHUDHABHAI MERABHAI BHARWAD and another decision PRADHYUMANBHAI MOHANLAL PATEL V. STATE OF GUJARAT & ORS.(supra), the petition is allowed partly. The impugned order passed by the Deputy Collector, Stamp Duty Valuation, City Division-2, Ahmedabad dated 27.8.2002 is hereby quashed and set aside and the matter is remanded to the Deputy Collector, Stamp Duty Valuation, City Division-2, Ahmedabad for deciding the same afresh in accordance with law and on merits and after issuing proper notice under Rule-4 of the Rules of 1984 and after giving an opportunity to

the petitioner and after supplying necessary material to the petitioner upon which the Deputy Collector proposes to rely while determining and/or ascertaining the valuation of the land in question. The said exercise to be done within a period of 6 months from today. It is, however, made clear that if any amount is already paid/deposited by the petitioner pursuant to the order passed by the Deputy Collector, Stamp Duty Valuation, City Division-2, Ahmedabad dated 27.8.2002 then in that case, the respondents are not required to refund the said amount at this stage and the same would be subject to the ultimate outcome of the proceedings on remand and the said amount be adjusted on the basis of the order that may be passed by the Deputy Collector.

9. Learned advocate appearing on behalf of the petitioner has submitted that original purchaser i.e. Ramdevpeer Co-op Housing Society Ltd as the divided Co-operative Society will appear before the Deputy Collector, Stamp Duty Valuation through their office bearers on 23.2.2006 and

will apply for documents and /or make themselves available for statement and thereafter, it will be open for the Deputy Collector concerned to fix another date of hearing to pass appropriate order in light of the observations made hereinabove and the next date can be fixed by the Deputy Collector after obtaining necessary acknowledgment of such date of the office bearers of the said society. This order is passed keeping in mind the aspect that in future it may be said that the petitioners are not served with any notice and this itself be treated as notice calling upon the concerned persons to remain present on 23.2.2006.

10. In the facts and circumstances of the case, the petitioner is directed to pay an amount of Rs.5,000/- (Rupees Five Thousand only) towards the cost of the present proceedings as this order is required to be passed and the matter is required to be remanded as the concerned authority was not informed with regard to their change of address and the Deputy Collector sent communication at the old address of Ramdevpeer

Co-op Housing Society Ltd and the learned advocate appearing on behalf of the petitioner has also agreed to pay and/or deposit the amount of cost with the Deputy Collector, Stamp Duty Valuation, Ahmedabad and the Deputy Collector, Stamp Duty Valuation, Ahmedabad shall hear the matter only on deposit of the aforesaid amount of Rs.5,000/- and in the event of non payment of such amount of cost on or before 23.2.2006 i.e. before next date of hearing, the Deputy Collector need not hear the matter and the impugned order which is ordered to be quash and set aside by this order, will stand revived and restored.

11. Rule is made absolute to the aforesaid extent.

Direct Service is permitted.

(M.R.SHAH, J.)

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